WARRANTY DEED

JENNIFER GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

John M. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2006.

Jennifer Gregory
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-14-07

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Davis	SAME	82-3-208
(NAME)	(NAME)	
4811 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062741

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John M. Davis, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

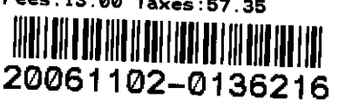
BEING the Northerly 10 feet of Lot No. 38 and the Southerly 40 feet of Lot No. 39 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

Said parts of Lot Nos. 38 and 39 front together 50 feet on the Easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust by Warranty Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, deceased, dated January 22, 1987 and filed of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

Property commonly known as 1003 Stockell Street, Nashville, TN 37207.

Davidson County DEEDWARR
Recvd: 11/02/06 11:38 2 pgs
Fees:13.00 Taxes:57.35



20061102-0136216

unimproved ☒

This is improved ☐ property, known as 1003 Stockell Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2006.

Mildred W. Davis and Gloria W. Luttrell, Co-Trustees
of The Woodroof Family Trust

Mildred W. Davis, Co-Trustee
By: Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Co-Trustee
By: Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2006 at Pleasant View, Tennessee.

Commission expires: 3-14-07

Jennifer Gregory
Notary Public

JENNIFER GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY